

RECOMMENDED CONDITIONS OF APPROVAL

Case PL2016-85

Project Description: Final Development Plan for a restaurant and retail building within the Alpha B development located at 8150 26th Avenue South.

Address: 8100 26TH AVE S

The following conditions of approval are arranged according to when they must be satisfied. In addition to conditions of approval, the use and improvements must also comply with all applicable local, state, and federal codes. Codes to which the applicant should pay particular attention are included below.

1. Prior to Permit A Site Development Agreement, including all conditions of approval, must be executed by the applicant and the City and must be properly recorded by the applicant with proof of recording provided to the Director of Community Development.
2. Prior to Permit The Grading, Drainage, Utility, and Erosion Control plans must be approved by the City Engineer.
3. Prior to Permit Access, circulation and parking plans must be approved by the City Engineer.
4. Prior to Permit Sewer Availability Charges (SAC) must be satisfied.
5. Prior to Permit Landscape plan must be approved by the Planning Manager (Sec 19.52).
6. Prior to Permit Poured-in-place concrete curbs must be provided on the perimeter of parking lots and traffic islands (Sec 19.64).
7. Prior to Permit All rooftop equipment must be fully screened (Sec. 19.52.01).
8. Prior to Permit Exterior building materials must be approved by the Planning Manager (Sec. 19.63.08).
9. Prior to Permit Storm Water Management Plan must be provided that demonstrates compliance with the City's Comprehensive Surface Water Management Plan. A maintenance plan must be signed by the property owners and must be filed of record with Hennepin County.
10. Prior to Permit Parking lot and site security lighting must satisfy the requirements of Section 21.301.07 of the City Code.
11. Prior to Permit An external grease interceptor must be provided if the proposed tenant will have food preparation and service that will produce fats, oils, grease, or wax in excess of 100 mg/L. The external grease interceptor design must be approved by the Utilities Engineer. A grease interceptor maintenance agreement must be filed with the Utilities Division, if an external grease interceptor is installed.
12. Prior to Permit A Construction Management Plan must be submitted for review and approval by the City
13. Prior to Permit Project Phasing Plan be submitted and approved.
14. Prior to Permit An Airport Zoning Permit must be approved by the Community Development Director for any crane or structure on site that exceeds 60 feet in height above existing grade (MSP Airport Zoning Ordinance Section VIII (A)).

15. Prior to C/O Tier (1 or 2) Transportation Demand Management plan must be submitted (Sec. 21.301.09(b)(2)).
16. Ongoing The Final Development Plan must be as shown on the approved plans in Case File #2016-85.
17. Ongoing All construction stockpiling, staging, and parking must take place on-site and off adjacent public streets and public rights-of-way.
18. Ongoing All loading and unloading must occur on site and off public streets.
19. Ongoing All trash and recyclable materials must be stored inside the principal building (Sec. 19.51).
20. Ongoing Recyclable materials must be separated and collected (Sec. 10.45).
21. Ongoing Development must comply with the Minnesota State Accessibility Code (Chapter 1341).
22. Ongoing Alterations to utilities must be at the developer's expense.